

# Pre-Application Site Visit Report

## Project 6391919, 1250 DENNY WAY

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**Assessment Completed:** 12/6/2013

**Project Description:** This application is for a temporary land use (Intermittent) permit. I have been working with Lucas DeHerrera and Joel Lehn in the permitting process. The project is expected to last 13 to 15 months and we will renew or apply for a temporary use permit in the coming months. The Seattle Office of Arts & Culture in partnership with Seattle City Light have commissioned the curatorial team of Meagan Atiyeh and Elizabeth Spavento to develop a public art project: "ALL RISE" at the future Seattle City Light Denny Substation site. The project is funded by Seattle City Light Percent for Art funds. Its goal is to provide the immediate neighborhood varied and accessible art experiences, and to improve the safety and appearance of the site prior to the construction of the new substation in spring 2015. Arts programming will include rotating temporary artwork installations, dance/musical performances, film screenings, and more over a 13 to 15 month period beginning in late-winter 2014. All exhibitions and events will be free and open to the public. Artworks will include: Sound installation(s) at multiple (estimated 8-16) locations at the perimeter of the fencing will be audible only to pedestrians on the adjacent sidewalk. Visual Art Elements: A number of temporary art elements will be placed onsite. The longest duration is expected to last no more than 5 months. Art elements may include sculptures, video or media installation, or 2 dimensional works, which can be viewed without entering the site. Performing Elements and Events: Infrequent musical and/or dance performances and events will take place. Most performances will be small, and occur infrequently (no more than 2 days a week and more often less), between the hours of 7am and 10pm. Average attendance at these events is not expected to exceed 150.

**Primary Applicant:** [Jason Huff](#)

This report lists a preliminary assessment of project requirements based on your pre-application site visit (PASV). The PASV is completed by site inspectors from the Department of Planning and Development (DPD).

### Next Steps

1. Review the requirements in this report and contact the staff members listed below with questions.
2. Schedule an appointment for permit application intake with DPD. **Please bring a copy of this report to your intake appointment.**

### Questions About This Report

If you have questions about the information in this report, contact:  
Keller Rockey, (206) 684-7914, [Keller.Rockey@seattle.gov](mailto:Keller.Rockey@seattle.gov)

### Other Resources

- General questions about the permit process: Contact the DPD Applicant Services Center (ASC) at 206-684-8850.
- User-friendly guides to city permitting processes: [DPD](#) and [SDOT](#).
- [Detailed zoning information](#).
- Visit our [permit type pages](#) for step-by-step instructions and forms for preparing your application and plans for review.

### Pre-Application Site Visit (PASV) Requirements

PASV report requirements may be subject to additions, changes, or modifications by the department. The purpose of the report is to alert the applicant that there may be unusual or complex site conditions that trigger requirements from the department regarding this project. **The applicant is responsible for providing all required documents at the intake appointment.** If you have questions about this report or the PASV process, please contact the DPD Site Development Team at (206) 684-8860.

**Note:** Any project application associated with the development site can utilize the results from this PASV if the application is accepted by DPD within 24 months of the above inspection date. After 24 months, the applicant must apply for another PASV. No extensions will be granted.

## **ECA Mapping Unit and Type**

Non-ECA

## **Earth Disturbance**

This field assessment found evidence of previous grading or unstable soils. Please provide a soils report. n/a

In addition, provide detailed cross-sections for: n/a

Please show all existing and proposed retaining walls/rockeries and the exposed height. n/a

## **Existing ROW Conditions**

### **DENNY WAY**

Street conditions:

Asphalt paving

Visible pavement width is: 48

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Curb conditions:

Curb adjacent to site

Concrete

Approximate curb height: 4" inches

A storm inlet is located <350 ft from the site and prior to crossing a public right of way.

It appears that drainage from that discharge point will remain in the gutter line all the way to the nearest inlet structure, but this assessment is preliminary and it is the responsibility of the applicant to meet all relevant SW code requirements.

### **JOHN ST**

Street conditions:

Concrete paving

Visible pavement width is: 36

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Curb conditions:

Curb adjacent to site

Concrete

Approximate curb height: 6" inches

A storm inlet is located <350 ft from the site and prior to crossing a public right of way.

It appears that drainage from that discharge point will remain in the gutter line all the way to the nearest inlet structure, but this assessment is preliminary and it is the responsibility of the applicant to meet all relevant SW code requirements.

### **PONTIUS ST**

Street conditions:

Visible pavement width is: Under construction

Curb conditions:

### **alley**

Concrete paving

Unimproved

Downstream inlet prior to crossing sidewalk

## **Potential Impacts to Seattle Parks Property**

No parks property in vicinity

## **Tree Protection**

Trees greater than 6 inches in diameter as measured 4.5 ft above ground are present on the site but not shown on the site plan. Show the dripline of

1) **all** trees on the site,

2) adjacent trees that encroach on the site that are greater than 6 inches in diameter as measured 4.5 ft above ground, and

3) **all** trees located in the adjacent ROW.

Include common and scientific names for all trees shown. For more information, see [Director's Rule 16-2008](#) and [Tip 242](#).

n/a

Per [SMC 25.11](#) and [DR 16-2008](#), exceptional trees may be located on the site. Clearly label all exceptional trees.

n/a no trees

### **Construction Stormwater Control**

All projects with earth disturbance, regardless of size, require temporary and permanent stormwater control in accordance with the Construction Stormwater Control (CSC) Technical Requirements Manual ([DR 16-2009, Volume 2](#)).

**Show the following on the [Construction Stormwater Control and Soil Amendment Standard Plan](#):**

Place filter fabric, straw bales, straw wattles, or other approved equal to control construction stormwater runoff. Required along the following property lines: n/a

A First Ground Disturbance inspection is required before any ground disturbance related to this permit, including demolition, tree cutting, clearing, grubbing, and grading. After your permit is issued, schedule an inspection by calling (206) 684-8900 or [online](#) at

<http://web1.seattle.gov/DPD/InspectionRequest/default.aspx>.